

**OCTOBER 14, 2008
PARMA CITY HALL COUNCIL CHAMBERS
PUBLIC HEARING
7 P.M.**

The Public Hearing was called to order by Planning Committee Chairman Nicholas J. Celebrezze presiding:

PLANNING COMMITTEE MEMBERS PRESENT: SCOTT M. TUMA
MARY GALINAS

Councilman Celebrezze – Stated that the purpose of this meeting is to discuss Ordinance No. 231-08 – An Ordinance to Rezone Permanent Parcel Number Numbers 445-16-005, 445-16-014, and 445-16-017 from Office Building B-1 and Single-Family B-1 to Retail Business C-1 located on Broadview Road, in the City of Parma.

There will be no vote taken this evening and no other deliberations. This meeting will be in two sections; first to speak will be those who are in favor of the ordinance and second to speak will be those who are against the ordinance. Any group present, it would be appreciated if a spokesman would speak representing the group to cut down on repetition.

Asked if there was anyone present to speak for the rezoning request.

Representatives from Visconsi Companies, 30050 Chagrin Boulevard, Pepper Pike, Ohio – Stated that they are looking at the S.E. corner of Rockside and Broadview Roads for redevelopment. Existing right now on site, is Mr. Chicken, which they will be demolishing and Arby's will remain. The Arby's parking lot, which is currently to the east, will be located to the west side of Arby's, and they will be constructing a new Walgreens Drug Store of 13,668 sq. ft. The drive thru to the Walgreens will be on south side, the loading area for the store will be on the east side and the entrance to the store will be on the northwest corner of the store. Currently, there are 8 curb cuts that facilitate the site right now. They are cutting that in half and when it is done, there will be 4 curb cuts. They had a traffic plan that they had previously presented to Planning Commission. They talked about easing congestion at the intersection, and they are dedicating 12 ft. of property for additional right of way. Additionally, because of the way the property spans out to the west, there is plenty of room for additional landscaping. They have an area on the corner where they will be doing a decorative brick wall and ornamental fencing. Regarding the rezoning, the parcels are currently zoned business, residential and office. They are looking to rezone those to a business zone.

Councilman Day – Stated this is located in Ward 4. He has been working with them over the past few months. They have had a number of meetings together. The property has been vacant for quite some time. Feels this is their best opportunity to get the land developed. It will be a nice fit for the area.

Asked if there was anyone to speak against the rezoning request – No one wished to speak.

ADJOURNMENT

Motion made by Councilman Celebrezze seconded by Councilwoman Galinas to adjourn the Public Hearing. Motion carried.

CERTIFICATION

I, Thomas Mastroianni, Clerk of Council for the City of Parma, Ohio, do hereby certify the above to be a true and correct copy of the Minutes from the Public Hearing held on Tuesday, October 14, 2008.

Nicholas J. Celebrezze
Planning Committee Chairman

Charles M. Germana
President of Council

Meeting adjourned at 7:08 P.M./lk

(Minutes completed on October 16, 2008)